

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	23 Willard Avenue	Date:	April 22 nd , 2016
Perm. Parcel No:	811-28-006	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Debra Battle	Maximum Occupancy:	6 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The scope of work needed at this dwelling will require that registered City of Bedford contractors shall obtain permits for the Electrical. To obtain permits, plans shall be prepared and approved prior to issuance of any permits. Work for which the approved plans and permits are required shall not be started until the approved plans and permits are obtained.

HEALTH/SAFETY ITEMS (Items that need to be done PRIOR to occupancy):

- 1) Install a new smoke detector on the basement floor level and make first floor level smoke detector operational.
- 2) Install smoke detectors missing in the middle bedroom and make all other bedroom smoke detectors operational.
- 3) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the appliance cleaned and serviced by a qualified technician who shall also evaluate the automatic flue damper to determine that it is operational or remove the device. Or Replace the appliance with a new appliance.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all tree limbs, trash, rubbish, garbage or debris on property, especially behind garage.
- 2) Fences must be plumb, structurally sound, free of deterioration, and painted. Repair fence accordingly.
- 3) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed and shall be visible from the street.
- 4) Scrape and paint or completely replace the overhead door at garage.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

EXTERIOR ITEMS:

- 1) Repair the damage to the tree lawn using top soil if necessary and seed the area.
- 2) All exterior receptacles must be GFCI protected and weather-proof. The exposed conduit with exposed conductors, located on the front porch requires a proper junction box and receptacle with cover, OR remove wiring completely.
- 3) All exterior receptacles must be GFCI protected and weather-proof. Exposed wiring at front porch is not a safe or code compliant condition.

GENERAL GARAGE ITEMS:

- 1) Flexible cord is not permitted for the electrical feed from the main panel to the garage. NEC 400.8. Install a code complaint electrical service to the garage.
- 2) Remove all vegetation growing inside the garage.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #6 (less than 200 amp service) or #4 (200 amp or more service) solid copper wire.
- 2) Install a 100-Amp service for the 100 Amp panel.
- 3) All wires entering main panel must have the correct connectors.
- 4) All wires entering junction boxes must have the correct connectors.
- 5) A bonding jumper wire (#6 solid copper) must be installed from hot to cold at the hot water tank.
- 6) All lights, outlets and switches must be complete operate properly. Electrical devices may not be painted.
- 7) All receptacles in unfinished basements must be GFCI protected.

GENERAL PLUMBING ITEMS:

- 1) Hot water tank exhaust flue piping shall be sealed tightly @ chimney.
- 2) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
- 3) Flexible drain line is not permitted for the waste discharge line from the laundry sink. Provide a ridged DWV piping.

GENERAL HVAC ITEMS:

- 1) Clean leaves and debris away from outdoor AC condensing unit so it will have proper ventilation clearance.
- 2) Provide smoot interior dryer ductwork. Exhaust fan ductwork is not code compliant.
- 3) Replace the obsolete gas valve at the basement ceiling for the dryer and for the furnace with a listed 1/4-turn gas shut-off valves.
- 4) Remove obstructions from kitchen exhaust wall cap at exterior wall.

BASEMENT ITEMS:

- 1) Raise handrail on the basement stairs to 34"-38" above the leading edge of the stair tread.
- 2) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 3) All plumbing fixtures must be complete. Install closure cap in open hole on kitchen sink.

KITCHEN ITEMS:

- 1) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the (water) (drain) piping and correct. Repair drain piping up to and through p-trap that shows signs of leakage.

Certificate of Inspection
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KITCHEN ITEMS (Cont):

- 2) The waste line of a domestic dishwashing machine discharging into a kitchen sink tailpiece or food waste grinder shall connect to a deck-mounted air gap or the waste line shall rise and be securely fastened to the underside of the sink rim or counter.

BATH ITEMS: BASEMENT

- 1) Bathrooms must be equipped with at least one GFCI outlet. Install an outlet adjacent to the bathroom sink.
- 2) Bathrooms must be equipped with a window or an exhaust fan. Install an exhaust fan.
- 3) Outlets in light fixtures or medicine cabinets must be disconnected.
- 4) All taps and splices must be enclosed in work box with correct cover.
- 5) Romex cable is not permitted to be unprotected on concrete wall feeding medicine cabinet electric.
- 6) All plumbing fixtures must be in good working order and free of leaks and defects. Repair the leaking water piping/faucets. Repair the leaking drain lines. Properly secure toilet to floor.
- 7) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings. Note that a ceiling is required to separate the moisture from the metal surfaces above.
- 8) Replace rusty lavatory drain assembly.
- 9) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt caps.
- 10) Caulk backsplash of sink.

BATH ITEMS: FIRST FLOOR

- 1) Outlets in light fixtures or medicine cabinets must be disconnected.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: *Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of **ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUM CHARGE OF TWO HOURS (2) for any such work.***

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of SIX (6) occupants (total of both adults and children)